

**GOVERNMENT OF ANDHRA PRADESH**  
**ABSTRACT**

Town Planning - Rajahmundry Municipal Corporation - Change of Land Use from Public and Semi Public use to Central Commercial Use to an extent of 485.48Sq.M in T.S.No.552/1P, Ward No.4, Block No.16, Aryapuram, near Gokavaram Bus Stand, Rajahmundry - Draft Variation - Confirmed - Orders - Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT**

**G.O. Ms.No. 73**

**Dated:08-02-2012.**  
**Read the following:**

- 1) G.O.Ms.No.465 MA., dated:28-10-1975.
- 2) From the Director of Town & Country Planning, Hyderabad Lr. Roc.No.4015/2011/R, dt:08-08-2011.
- 3) Govt. Memo No.21263/H1/2011-1, dt:01-10-2011.
- 4) Commissioner of Printing, A.P. Extraordinary Gazette No.588, Part-I, dt:13-10-2011.
- 5) From the Director of Town & Country Planning, Hyderabad Lr. Roc.No.4015/2011/R, dt:26-01-2012.

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**ORDER:**

The draft variation to the Rajahmundry General Town Planning Scheme, the Master Plan which was sanctioned in G.O. Ms. No. 465 MA., dated 28.10.1975, was issued in Government Memo No. 21263/H1/2011-1, Municipal Administration and Urban Development Department, dated.01.10.2011 and published in the Extraordinary issue of A.P. Gazette No. 588, Part-I, dated 13.10.2011. No objections and suggestions have been received from the Public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dt.26.01.2012 has stated that the Commissioner, Rajahmundry Municipal Corporation has informed that the applicant has paid an amount of Rs. 15,000/- (Rupees fifteen thousand only) towards conversion / development charges as per G.O.Ms.No.158, dated 22.03.1996. Hence the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

**B. SAM BOB,**  
**PRL. SECRETARY TO GOVERNMENT(UD)**

To  
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.  
The Director of Town and Country Planning, Hyderabad.  
The Regional Deputy Director of Town Planning, Rajahmundry..  
The Commissioner, Rajahmundry Municipal Corporation, Rajahmundry.

**Copy to:**

The individual through the Commissioner, Rajahmundry Municipal Corporation.  
The District Collector, East Godavari District.  
SF/SC.

//FORWARDED :: :: BY ORDER//

**SECTION OFFICER**

**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub-section 92) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variations to the Master Plan of Rajamundry Municipal Corporation, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 588, Part - I, dt. 13.10.2011, as required by clause (b) of the said section.

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**VARIATION**

The site in T.S.No.552/1P, Ward No.4, Block No.16, to an extent of 485.48 Sq.M Aryapuram, Rajahmundry town, the boundaries of which are as shown in the schedule below and which is earmarked for Public & Semi Public use zone in the General Town Planning Scheme (Master Plan) of Rajahmundry sanctioned in G.O.Ms.No.465 MA., dated:28-10-1975 is now designated for Central Commercial use by variation of change of land use as marked "A,B,C,D" as shown in the revised part proposed land use map bearing GTP No.2/2012/R which is available in Municipal Office, Rajahmundry Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain prior approval for layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. Any other conditions as may be imposed by the competent authority.

**SCHEDULE OF BOUNDARIES**

North : Himagiri Bar and Restaurant building D.no.11-11-3,  
T.S.No.552/1P.

East : Sivajyothi Cinema Theatre (D.No.12-24-3, T.S.No.552/1P)

South : Annapurna Hotel and shops (D.No.12-24-1 and 12-24-2,  
T.S.No.552/1P)

West : 20.72 Mtrs wide existing B.T.Road T.S.No.88, S.Ward No.3,  
Block No.3

**B. SAM BOB,  
PRL. SECRETARY TO GOVERNMENT(UD)**

**SECTION OFFICER**